

Ribble Valley Borough Council
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Your ref: 3/2024/0941
Our ref: 3/2024/0941/HDC/KW
Date: 15 January 2025

Location: Black Moss Farm Cottage Elmridge Lane Chipping PR3 2NY
Proposal: Proposed demolition of existing single storey front extension and erection of two storey side extension and pitched roof front canopy. Alterations to existing window openings and doors. Insertion of new windows to flank elevations. Replacement of stonework to external walls and erection of new chimney and flue.
Grid Ref: 360111 440458

Dear Maya Cullen

With regard to your consultation letter dated 10 January 2025, I have the following comments to make based on all the information provided by the applicant to date.

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

The Local Highway Authority (LHA) are in receipt of an application for the proposed demolition of existing single storey front extension and erection of two storey side extension and pitched roof front canopy. Alterations to existing window openings and doors. Insertion of new windows to flank elevations. Replacement of stonework to external walls and erection of new chimney and flue at Black Moss Farm Cottage, Elmridge Lane, Chipping, PR3 2NY.

The LHA understands that the site will utilise an existing access from a private access track which joins the adopted highway at Elmridge Lane. The private access track also makes up Public Right of Way FP0312038.

Please note that there is a Public Rights of Way's FP0312038 through the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

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The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

The LHA has reviewed the site plan drawing number P.02-P22, Rev P1 and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan.

If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition and informative note be appended to the decision notice:

1. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

Informative note:

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely

Kate Walsh

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